

TOWN OF PLEASANT SPRINGS
DANE COUNTY, WISCONSIN
RECORD OF THE PLAN COMMISSION MEETING
APRIL 15, 2026 - 6:00 P.M.

MEETING LOCATION: Town Hall, 2354 County Rd N

CALL TO ORDER

Chair Dalsoren called the meeting to order at 6:00pm.

PLAN COMMISSION MEMBERS PRESENT:

Chair Dalsoren, Vice Chair Jim Schiferl, Commissioners Keith Comstock, Kathy Pakes, Mike Luther, Lila Lemanski, Board Liaison Melanie Miller, and Deputy Clerk/Treasurer Danielle Spilde.

PLAN COMMISSION MEMBERS ABSENT:

OTHERS PRESENT:

Ron & Linda Drogsvold, 2041 Schadel Rd, Cottage Grove, Tom & Monica Gunderson, 5810 Main St, McFarland.

OATH OF OFFICE FOR RE-APPOINTED PLAN COMMISSIONER(S)

MINUTES OF THE MARCH 11, 2026 PLAN COMMISSION MEETING

Motion by Comstock second by Schiferl to approve the March 11, 2026 Plan Commission meeting minutes. Motion carried 7-0.

PUBLIC COMMENT

Audra Dalsoren, 2280 County Hwy N spoke out regarding the Plan Commission agenda preparation, submission deadlines, and meeting timelines. The expectations exist to ensure commissioners have adequate time to review materials, that staff can prepare accurate information and that the public has fair notice of what will be discussed and decided. She noted, recently those timelines have not been consistently respected. Going forward, the Plan Commission will adhere to its established procedures. Agenda items must be submitted within the required timeframe, materials must be completed and available for review in advance, and meetings will proceed based on properly noticed and prepared agendas. She stated she remains committed to working collaboratively with the Town Board and all involved parties, but collaboration requires consistency, and consistency requires discipline. Tonight, the expectation should be reset, following the process, respecting the timelines, and conducting work in a way that reflects the trust placed in us by the community.

BUSINESS

1. Discussion and possible action on election of Plan Commission Chairperson, Vice Chairperson, and Recorder.

Board Liaison Miller presided over the meeting at this time. Liaison Miller called for nominations of Plan Commission Chairperson.

Motion by Comstock, second by Schiferl to nominate Audra Dalsoren for Chairperson. Board Liaison called for any other nominations. There being no other nominations, Comstock moved to cast a unanimous ballot, second by Schiferl. Motion passed unanimously.

Chair Dalsoren presided over the meeting at this time and called for nominations of Plan Commission Vice Chair and Recorder.

Motion by Comstock, second by Pakes to nominate Jim Schiferl for Vice Chairperson. Chair Dalsoren called for any other nominations. There being no other nominations, Miller moved to cast a unanimous ballot, second by Comstock. Motion passed unanimously.

Motion by Miller, second by Schiferl to nominate Keith Comstock for Recorder. Chair Dalsoren called for any other nominations. There being no other nominations, Miller moved to cast a unanimous ballot, second by Schiferl. Motion passed unanimously.

2. Discussion and possible action regarding a request from Ron & Linda Drogsvold (owner) and Monica Gunderson (agent) to split off approx. 1.010 acres from parcel #0611-022-8001-2, located at 2005 Schadel Rd, and rezone the new parcel from FP-35 to RR-1 to create a residential lot.

Vice Chair Schiferl reported out on the rezone request. Chair Dalsoren noted if Ron & Linda Drogsvold are unable to make future meetings, make sure to get the agent section notarized. This will allow the agent to attend future meetings without the property owner present.

Board Liaison Miller asked about the splits remaining on the property. Schiferl stated from the original homestead, one split was used for Ron & Lindas home. The second split will be used for the rezone request. Schiferl also noted, there will need to be a deed restriction placed on the remaining FP-35 acres prohibiting future development.

Motion by Schiferl, second by Luther to approve the request from Ron & Linda Drogsvold (owner) and Monica Gunderson (agent) to split off approx. 1.010 acres from parcel #0611-022-8001-2, located at 2005 Schadel Rd, and rezone the new parcel from FP-35 to RR-1 to create a residential lot. Motion carried 7-0.

3. Discussion and possible action regarding a Preliminary Certified Survey Map, from Ron & Linda Drogsvold (owner) and Monica Gunderson (agent) to split off approx. 1.010 acres from parcel #0611-022-8001-2, located at 2005 Schadel Rd, and rezone the new parcel from FP-35 to RR-1, map number 251114.

Vice Chair Schiferl reported out on the preliminary CSM. Commissioner Luther asked about the "Shed to be removed" listed on the CSM. He stated the setbacks for RR-1 zoning are 10ft, so the lot line would need to be adjusted for the setbacks. The applicant indicated they will tear down the shed once they begin the building process. The Plan Commission will continue to track this on future building inspection reports. Chair Dalsoren noted, they will need to have proper town language on the Final CSM.

Motion by Schiferl, second by Luther to approve the Preliminary Certified Survey Map from Ron & Linda Drogsvold (owner) and Monica Gunderson (agent) to split off approx. 1.010 acres from parcel #0611-022-8001-2, map number 251114, with the conditions that the shed will be removed during building process, proper town language must be added, and the remaining FP-35 acres on parcel #0611-022-8001-2, must be deed restricted to prohibit further development. Motioned carried 7-0.

4. Review of Building Inspector's report / occupancy permits issued in March 2026 (as available).

The Plan Commissioners reviewed the reports.

5. Report from Town Board Liaison, Melanie Miller, concerning any Plan Commission agenda items discussed or acted upon by the Town Board.

Board Liaison Miller stated there were no Plan Commission items at the last meeting. She noted, there has been correspondence regarding the Conditional Use Permit (CUP) changes coming from Dane County.

6. Reports/Correspondence

A brief discussion was held regarding the CUP changes that may be coming from Dane County. Board Liaison Miller noted this would affect the gravel pits in the Township. Instead of having a CUP, they would need to rezone. She asked that the Plan Commissioners review the correspondence and send her any comments/responses and she will submit them to Dane County Towns Association. The Town Board will be discussing this at their meeting on April 21, 2026.

Chair Dalsoren discussed the future roundabouts going in on County Hwy B, near Stoughton Trailers. A brief discussion was held regarding annexation. Board Liaison Miller noted the Dane County Zoning inspector, Scott Schroeckenthaler inspected the property at 2154 Rinden Rd and concluded that it is still being used for religious purposes. A brief discussion was held regarding the use of the property located at 2716 County Hwy N, where a towing company is currently operating. This property was previously a fabrication shop and is deed restricted for very specific uses. Board Liaison Miller will continue to look into this matter.

7. Agenda items for future Plan Commission meeting(s):

- **Annual review of Ounla Thongsavanh CUP (add to May agenda)**
- **Discussion and possible action regarding following timelines, deadlines and amending a posted agenda. (add to May agenda)**
- **Gunderson shed removal on Schadel Rd**
- **Review of Comprehensive Plan (ongoing as available or necessary), and**
- **Any other items as needed, submitted, or requested.**

ADJOURNMENT

Motion by Luther second by Pakes to adjourn the meeting at 6:35pm. Motion carried unanimously.

Respectively Submitted,
Danielle Spilde, Deputy Clerk/Treasurer